



St. Augustines Road

London, NW1

Guide Price £795,000

A stunning two bedroom garden apartment complete with its own entrance and 38 ft. private rear garden. This stylish property is very well presented and boasts a good layout. Offering period features throughout and a spacious fully fitted kitchen that leads directly out to the garden. Long lease and being sold chain-free.



St. Augustines Road

London, NW1

- Two bedrooms
- Own entrance
- Excellent location
- Very well presented
- Chain-free
- Long lease



St. Augustines Road, situated in the Camden Square Conservation Area, is a quiet street due to the area being cut-off to through traffic. It is in very close proximity to the fantastic amenities of both Kings Cross and Camden Town. Granary Square offers a vast array of shops, bars, and restaurants as you stroll through to catch the Eurostar. In the catchment area for Camden School for Girls.

Tenure: Leasehold with 162 years remaining.

Service Charge: £714 per annum.

Ground Rent: £75 per annum.

Local Authority: London Borough Of Camden

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	71	78
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

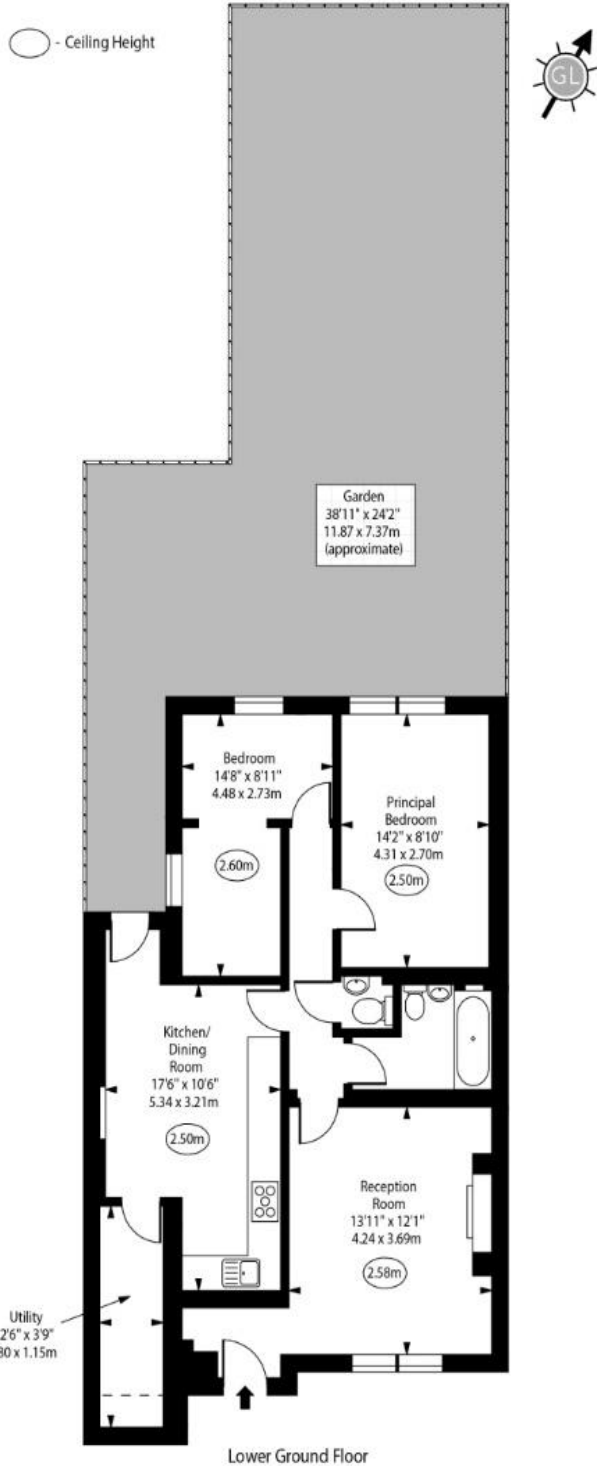
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St Augustines Road



Gross Internal Area - 800 Sq Ft - 74.32 Sq M

Approx Gross Internal Area 800 Sq Ft - 74.32 Sq M

For Illustration Purposes Only - Not To Scale
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